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CHIEF EXECUTIVE

17 JUN 2020

16, Terrace Row,
Billington.
BB 7 9 NX

fao Mr. Adam Birkett,
Planning & Development dept.,
Ribble Valley Borough Council.
Council Offices, Clitheroe BB72 RA.

FAO	
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15th June 2020

Dear Sir,
Re. Planning Application No: 5/2020/0318
Applicant: Mr. M. Frankland.

I object to the planning Application and request that this application be considered in your deliberations.

1) Application form 200218 '1 detached dwelling to be used solely as tourist accommodation'. I would wish to point out that in this section of Whalley rd the following dwellings that are non-permanent accommodation:-

- a) No 2. Bridge End - short term rental house.
- b) no 9. " " " " " "
- c) no 11. " " " " " "

These properties are within 50 metres of each other.
In a 2 mile radius of the proposed building, tourist accommodation is presently available:

- (i) 3, Poole end, Whalley (TripAdvisor)
- (ii) no 8. King St. Whalley (" ")
- (iii) 'Oh so snug' (" ")
- (iv) 'Deer Lodge, Old Langho' { " " }
- (v) 'View' Langho { " " }
- (vi) 27, Queen St Whalley cottage (Booking.com)
- (vii) Oakdean and Ribble cottages (Home Away.com)
- (viii) Calder Cottage, Whalley (" " ")

Hotels, Rooms

- (i) The Swan Hotel, Whalley
- (ii) The Delacy Arms, Whalley
- (iii) Foxfields Hotel, Billington
- (iv) Mitton Hall Hotel, Whalley
- (v) The Lord Nelson, York (2 available cottages)
- (vi) Northcote, Langho
- (vii) The Avenue Hotel - Old Langho

PLANNING	FOR THE
17 JUN 2020	ATTENTION OF

My point is, is there really a need to attract further transient population? is there not adequate present facility?

2) 200318 Parish response, comment re. parking.

The application and erection of a new detached dwelling will generate extra parking on Whalley rd, stated clearly as a congestion 'problem' in this response. I would draw your attention to photographs 2, 7 and 8 in the Design & Heritage statement: Presently the area in front of the proposed dwelling is used as a car parking space by the applicant. The photographs are of the 4 cars owned by the applicants' family, I take it that the applicant would intend to park on the already congested main road. My personal vehicle was seriously damaged on this road opposite no 19, Whalley road, 3 years ago. I note the Highways response 200318 does not consider traffic on Whalley road whatsoever, seemingly interested only in construction issues / works. This section of Whalley road is exceptionally busy, particularly at core hours, The village is as you know, very popular with visitors, signage of speed limits is limited in this area due to Heritage issues but I would draw your attention to the direction / corner sign on pavement outside no 2 Bridge End. This sign has been replaced many times as a result of collision incidents, at present it is damaged, sharp shards of metal are protruding from the framework. To allow a further dwelling requiring road access via pavement are very concerning on this very busy, fast route.

I thank you in Anticipation of your consideration of my application / objection.

yours faithfully,



F. J. B. G.	
15 JUN 2020	
FOR THE ATTENTION OF	

~~18 Terrace Row~~
18 Terrace Row
Billington
BB7 9NX

15/06/2020

Dear Mr Birkett

Re- Planning Application No 3/2020/0318

We would like to voice our concerns and objection to this planning Application No 3/2020/0318 which we believe does not change in anyway from the last 2 attempts to construct a dwelling/dwellings In this unique & historic (listed properties within conservation area) part of Billington/Whalley .

Nothing has changed regarding the impacts of added parking and Issues on the disruption whilst this property is constructed this main road is becoming increasingly busier and faster and car parking is getting ridiculous I have started parking my car away from this vicinity and recently had a full ladder rack stolen from the roof of my works van which i no longer park on the roadside if its not in view. Most residents have 2 vehicles at least between them and parking opposite the old Judge Walmsley is getting more frequent the applicant himself has 5 vehicles from within his household of which he has 1 space outside his property and currently parks 2 more on the front of the old garage which if this application is passed will mean that 2 more vehicles will have to park on the congested roadside added to the fact that planning has been accepted to change the old Judge Walmsey into a nursery which in our eyes is not a bad thing at all but will add to more traffic problems thats why we would like to think common sense will prevail and this application will be dismissed .

Regards

~~Signature~~
~~Signature~~

Sharon Craig

From: [REDACTED] <[REDACTED]@paradigmprecision.com>
Sent: 12 June 2020 14:51
To: Planning
Subject: Objection to planning application 3/2020/0318
Attachments: Planning Appeal [REDACTED].pdf

EXTERNAL - This email originated from outside of Ribble Valley Borough Council . Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr Birkett,

Please find attached and in my email notes below my objection to planning application 3/2020/0318.

Of particular concern. This is not the first time this planning application has been submitted. The application poses the same risks to road users and pedestrians alike and does not address past concerns raised by the residents of the area known as Bridge End. Nothing has changed in 'material concerns / impacts' and this latest attempt at planning permission should be rejected on the same grounds and not allowed to slip through the net using a "tourism planning loophole"! Regardless of intended use the danger this application poses is too high and the council need to consider this and 'do the right thing' by once again rejecting this application on the same grounds.

I know many residents have the same view and we will attempt to gather collective signatures to object before the deadline however the Covid situation and lockdown had hampered our activity and for this reason I would also request the deadline for objections be extended.

Regards

[REDACTED]
12 Terrace Row.

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Date: 12 - June - 2020

- **Subject: Appeal AGAINST planning application No. 3/2020/0318**

Dear Mr Birkett

We are writing to appeal **AGAINST** planning application No. **3/2020/0318**

In this appeal we would like to cite the following 'material considerations' as grounds for rejection of this application for planning:

- **Highway Safety**

The planning application in this case does attempt to address parking by providing 1 car space however it fails to consider the following points:

1. Safety risks to road users and pedestrians - Whalley Road is an extremely busy and fast-moving highway, any cars attempting to join or exit the highway from the two parking spaces positioned at ninety degrees to the flow of traffic poses an unacceptable risk to residents, pedestrians and road users. To try and negotiate the parking of vehicles in the proposed location is not acceptable. As residents of the immediate area most of us have been witness to, or victim of road traffic accidents on our doorstep over the years, not to mention frequent near misses. This planning application does not consider the road safety of the area of 'Bridge End' and heightens the risk of accidents with the potential to cause serious injury or death to residents, road users and pedestrians.
2. The above parking difficulties will inevitably lead to residents & visitors of the proposed properties resorting to parking on the left-hand side of Whalley road as you leave the village. This will add further risk of accidents to pedestrians and road users as the shortage of spaces means that parking will extend beyond the Judge Walmsley car park having two impacts:
 - a. Extended narrowing of available road width due to parked cars extending from Terrace Row to beyond the Judge Walmsley. This situation will become particularly hazardous around the entrance / exit of the Judge Walmsley car park and the immediate area because here cars will be parked on both sides of the road making it particularly hazardous for road users, pedestrians, residents and visitors to the local businesses.
 - b. The acute narrowing of the pedestrian footpath to the left of the road coupled with the encroachment of hedgerow and trees gets worse as you progress up the Whalley road. The additional parked cars will mean the safe use of the footpath will become increasingly compromised by the additional parked cars and in areas of impassable footpath pedestrians including children will be forced to leave the footpath to either cross the busy road between parked cars or more likely try to negotiate impassable sections by

walking on the roadside, this situation is already a high risk practice and will be made worse as the parking will extend to the narrowest sections of footpath.

- **Flood Risk**

The area of Bridge End is a flood risk area and classified as 'life threatening'. Although this resubmission includes alterations to the plans in order to try and reduce the risk it remains a fact that the proposed dwellings are in a flood risk area and increase the risk of 'danger to life' in the event of severe flooding as experienced in the past.

This planning application:

- a. Adds additional residents to an already 'life threatening' flood risk area.
- b. Heightens the risk of local flooding as the proposed properties decrease the area for water to settle or dissipate during flood risk periods.
- c. Increases the risk of local residential flooding from the road side. During periods of high rainfall and the drains fail to cope the rain water is forced to funnel down the road and in turn due to the road height being higher than the local properties in combine with shallow curb height the excess water rather than funnel down the road is channelled into the pathways in front of the properties and into properties themselves, this roadside flooding is a little known fact and managed by the residents effected however the addition of the proposed properties decrease the areas for flood water to run off and increase the risk of roadside flooding as explained above.

- **To conclude - A note on the impact to historic value of the immediate area.**

As residents of the area known as 'Bridge End' and 'Terrace Row' we respect our responsibility to maintain and preserve the historic value of a conservation area and as such feel we contribute positively towards Whalley continuing to be an important historic village in which people want to live, run a business or simply visit and enjoy. One of the first impressions visitors experience as they approach from the west, descending past the historic 'Judge Walmsley' with the River Calder to left and Whalley Abbey beyond, is the small hamlet of traditionally built properties known as 'Bridge End' and 'Terrace Row' at the foot of Whalley Nab, they give the perfect setting to enjoy the view of the well-known 'Whalley Weir' and set the scene for a pleasurable visit to Whalley.

The proposal objected to in this letter does not respect the historic value of a conservation area which includes buildings with 'listed' status.

Regards


12 Terrace Row, Bridge end,

Please find attached:

- Details of residents opposed to planning consent and supporting this appeal against planning application No. 3/2020/0318
- Photographs supporting relevant points highlighted in the letter.

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Photo showing a narrow section of pathway. The proposed properties will increase the pressure on parking locally causing **unacceptable risk**.
Described in section 'Highway Safety 2b'.



Photo of the River Calder looking towards Bridge End during the 2014 flooding reminding everybody of how critical and dangerous the situation became and how we cannot allow the risk to be increased by adding further properties to the immediate area!
Described in section 'Flood Risk a & b'.





2

Date 16 June 2020.

Subject: Appeal AGAINST ~~planning~~ application
No: 3 / 2020 / 0318 ATTENTION OF

PLANNING
17 JUN 2020

Dear Mr. Burkett,

I am writing to appeal against the planning application of Mr. H. Frankland, Grid ref: 373201 435892:

My appeal is based on the fact that although this application is made on commercial/development grounds, its effects remain the same as Mr. Frankland's previous application on neighbouring properties.

~~It~~ will impact negatively on a listed building and Conservation area and Parking Highway Safety and Traffic. It will also impact very directly, environmentally on my property and No 5 Bridge End. The proposed development site consists of a derelict shed, single floored in terms of usage, but mounted on brick to achieve roadside elevation and entry. It cannot be presumed to represent a permanent structure, as do the other buildings. This shed,

although degraded and not used as a commercial property, does not impact on my or other buildings negatively.

The proposed building application, if passed will specifically impact on ground floor and first floor dwellings, therefore I request a full environmental impact report be undertaken.

Safety

The planning application for further significant construction and associated land obstruction running down the slope toward the river, will impede water flow and increase the risk of flooding, to our properties. The river when raised, following significant rain fall, passes over the bank and hopefully passes through, without causing flooding.

~~My property was flooded in 2015 and marginally increased being flooded this year by 1.5 meters.~~

~~My neighbours were not so fortunate~~

~~and have been flooded out for the~~

~~and time in 8 pm.~~ The local Authority has risk assessed our properties as 'red' with an associated risk to life. I believe Mr. Frankland's planning application will significantly increase the risk of potential flooding (through back flow) if the river was to break its banks.

Light

The entry into our properties, overlooks the river and is north facing. My property receives a significant amount of diffused westerly light. I will lose a significant degree of this light with further building development.

With these statements I conclude my objections to Mr. Frankland's planning application.

Yours Faithfully

~~_____~~

13 Bridge End.

~~_____~~



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22 JUN 2020

Date: 12 - June - 2020

FAO

- Subject: Appeal AGAINST planning application No. 3/2020/0318

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Described in section 'Highway Safety 2b'.



Details of residents opposed to planning consent and supporting this appeal against planning application No. 3/2020/0318

[illegible]